



44 Bramblegate Road Tockwith
York, YO26 7SA

Guide Price £275,000

 3  2  2  B

Churchills Estate Agents are delighted to offer for sale this three bedroom semi detached house within the popular village of Tockwith, close to Wetherby and York and A1(m) as well as many nearby amenities. Recently built, with integrated appliances and contemporary fittings, the well appointed bright and airy accommodation offers space and potential to extend further. Internally it comprises: entrance hallway, w.c./cloaks, 14' lounge, full width kitchen/dining room with double glazed doors onto patio and garden, first floor landing, master bedroom with three-piece ensuite, two further double bedrooms and house bathroom. To the outside is two designated parking spaces with the potential for off-street car charging, side gate for access to rear long garden with patio, timber shed and timber fenced boundary.

An accompanied viewing is strongly recommended.

Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

Reception Room

17'5" x 6'9" (5.31m x 2.06m)

Lounge

14'5" x 10'7" (4.39m x 3.23m)

Kitchen/Diner

17'4" x 12' (5.28m x 3.66m)

First Floor Landing

Bedroom 1

10'7" x 9'11" (3.23m x 3.02m)

Bedroom 2

12' x 10'7" (3.66m x 3.23m)





En-suite Shower Room
9'4" x 4'6" (2.84m x 1.37m)

Bedroom 3
9'1" x 6'9" (2.77m x 2.06m)

House Bathroom
6'9" x 6'5" (2.06m x 1.96m)

To the outside

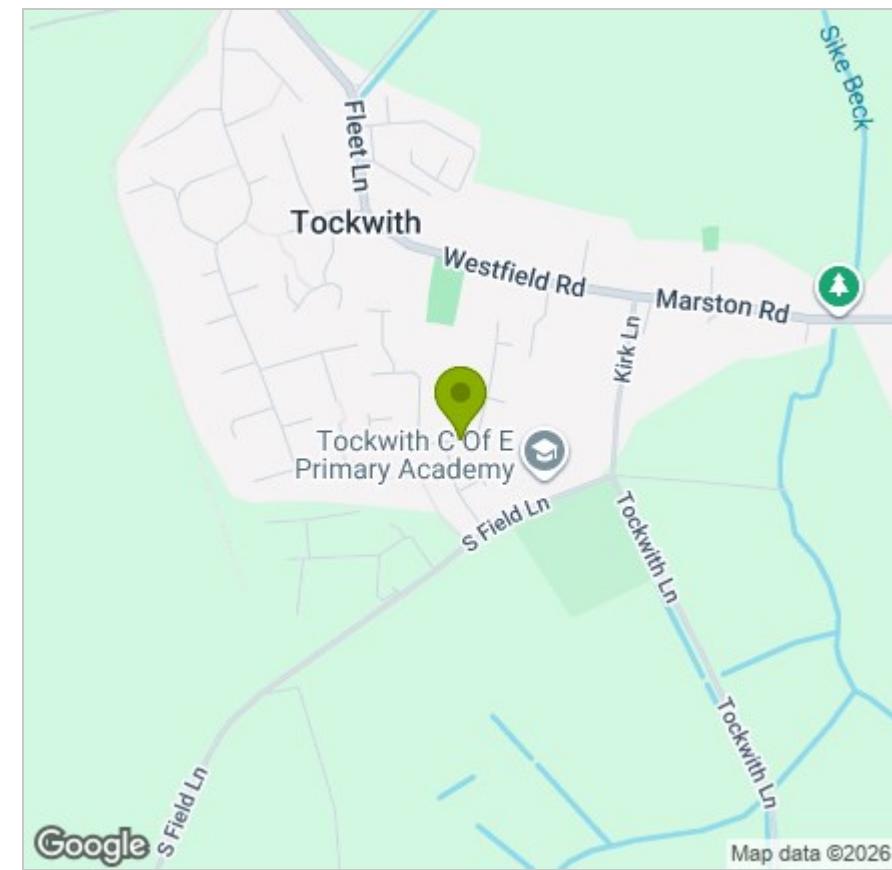
Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details

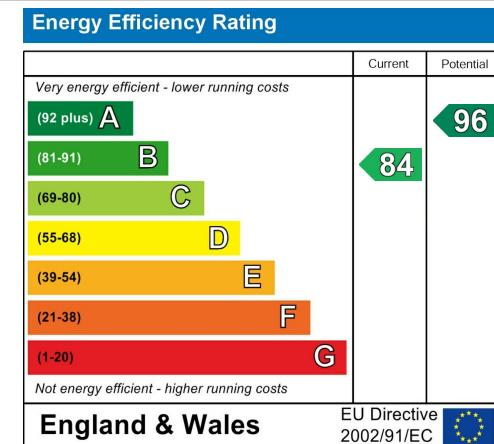
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.